| 159.0 | 0008 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 720,700 / 720,700 |
| | | | | | USE VALUE: | 720,700 / 720,700 |
| | | | | | ASSESSED: | 720,700 / 720,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 73 | | WAVERLY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CONNOR JEROME J JR & BARBARA L |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 73 WAVERLEY ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CONNOR JEROME J JR& BARBARA L - |
| Owner 2: | TRS/73 WAVERLY ST NOMINEE TR - |
| Street 1: | 73 WAVERLEY ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 2364 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6000.000 | 300,500 | 200 | 420,000 | 720,700 |
| Total Card | 0.138 | 300,500 | 200 | 420,000 | 720,700 |
| Total Parcel | 0.138 | 300,500 | 200 | 420,000 | 720,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.86 | /Parcel: 304.8

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 105816

**GIS Ref**

**GIS Ref**

**Insp Date** 06/30/18

!12423!

## PREVIOUS ASSESSMENT

Parcel ID: 159.0-0008-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 300,500 | 200 | 6,000. | 420,000 | 720,700 | 720,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 238,900 | 200 | 6,000. | 420,000 | 659,100 | 659,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 221,700 | 200 | 6,000. | 354,000 | 575,900 | 575,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 221,700 | 200 | 6,000. | 324,000 | 545,900 | 545,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 221,700 | 200 | 6,000. | 276,000 | 497,900 | 497,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 205,100 | 200 | 6,000. | 240,000 | 445,300 | 445,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 205,100 | 200 | 6,000. | 222,000 | 427,300 | 427,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 205,100 | 200 | 6,000. | 211,200 | 416,500 | 416,500 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 02:30:49 |

**LAST REV**

| Date | Time |
|---|---|
| 01/10/19 | 17:10:14 |

apro

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12423

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CONNOR JEROME J | 1453-8 | | 5/19/2014 | Convenience | 1 | No | No | | Recorded both ways bk63631:pg382 |
| CONNOR JEROME J | 58976-276 | | 4/27/2012 | Convenience | 1 | No | No | | |
| | 9147-296 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 105816 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/5/2014 | 957 | Renovate | 11,500 | | 8/5/2014 | | | Build new vestibul |
| 7/21/2010 | 855 | Manual | 500 | | | | | FOOTINGS FOR FUTUR |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/30/2018 | Info At Door | HS | Hanne S |
| 12/2/2008 | Measured | 345 | PATRIOT |
| 12/16/1999 | Mailer Sent | | |
| 12/7/1999 | Measured | 256 | PATRIOT |
| 7/24/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 7 | | | | | | | | | 420,000 | | | | | | 420,000 | |

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1949 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.23724830 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 129.898 |
| Other Features: | 71829 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 369127 |
| Depreciation: | 68658 |
| Depreciated Total: | 300469 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

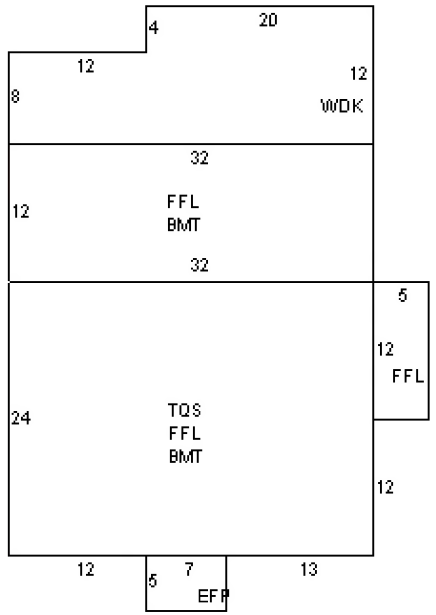
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | M |
| Totals | | | |
| 1 | 7 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 129.90 |
| Special Features: | 0 | Val/Su Net: | 90.76 |
| Final Total: | 300500 | Val/Su SzAd | 168.06 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,212 | 129.900 | 157,436 |
| BMT | Basement | 1,152 | 51.630 | 59,483 |
| TQS | 3/4 Story | 576 | 129.900 | 74,821 |
| WDK | Deck | 336 | 8.980 | 3,016 |
| EFP | Enclos Porch | 35 | 72.590 | 2,541 |

| Net Sketched Area: | 3,311 | Total: | 297,297 |
|---|---|---|---|
| Size Ad | 1788 | Gross Are | 3503 | FinArea | 2364 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X8 | A | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | | |
| 40 | Lean-To | A | Y | 1 | 8X6 | F | AV | 1980 | 6.30 | T | 31.2 | 101 | | | 200 | | | 200 |

| More: | N | Total Yard Items: | 200 | Total Special Featues: | | Total: | 200 |
|---|---|---|---|---|---|---|---|

## PARCEL ID

159.0-0008-0001.0

## IMAGE

AssessPro Patriot Properties, Inc